CITY OF SAN JOSÉ, CALIFORNIA Department of Planning, Building and Code Enforcement 801 North First Street, Room 400 San José, California 95110-1795	Hearing Date/Agenda Number P.C. 11/10/04 Item 4.b.		
	File Number PDC 04-053		
STAFF REPORT	Application Type Planned Development Rezoning		
	Council District 3		
	Planning Area Central		
· · · · · · · · · · · · · · · · · · ·	Assessor's Parcel Number(s) 259-01-078		
PROJECT DESCRIPTION	Completed by: F. Lee Butler		
Location: Southwest corner of Coleman Avenue and West Hedding Stree	t		
Gross Acreage: 0.455 Net Acreage: 0.425	Net Density: N/A		
Existing Zoning: A(PD) Planned Development Existing Use: Restaurant	totaling approximately 5,000 square feet		
Proposed Zoning: A(PD) Planned Development Proposed Use: Demolish	existing restaurant and construct a new commercial eximately 5,200 square feet		
GENERAL PLAN	Completed by: FLB		
Land Use/Transportation Diagram Designation General Commercial	Project Conformance: [*] Yes		
CORROUNDING LAND USES AND ZONING	Completed by: FLB		
North: Office A(PD) Planned Development		
East: Gas Station CP	CP Commercial Pedestrian		
South: Office CI	Commercial Pedestrian		
West: Residential (duplex) R-	R-2 Residence		
ENVIRONMENTAL STATUS	Completed by: FLB		
 [] Environmental Impact Report [] Negative Declaration circulated on [X] Negative Declaration adopted on October 27, 2004 	[] Exempt [] Environmental Review Incomplete		
FILE HISTORY	Completed by: AD		
Annexation Title: College Park / Burbank Sunol	Date: December 8, 1925		
PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION			
[X] Approval [] Approval with Conditions [] Denial	Approved by: January (approved by: January (approved by:] Action [*] Recommendation		
APPLICANT / OWNER / DEVELOPER			
Pinn Bros. Construction 75 Saratoga Ave., Ste. 250a Jose, CA 95129			

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PUBLIC AGENCY COMMENTS RECEIVED	Completed by: FLB
Department of Public Works	
See attached memo	
Other Departments and Agencies	
See attached memos from Airport Department, Fi	ire Department and Environmental Services
GENERAL CORRESPONDENCE	
	-
None received	,
None received	

BACKGROUND

On June 2nd, 2004, the applicant, Pinn Bros. Construction, submitted a Planned Development Rezoning application to rezone the property at the southwest corner of Coleman Ave. and W. Hedding St. for the purposes of demolishing the existing restaurant and constructing a new 5,200 square-foot commercial structure. On May 7, 2002, the City Council approved a Planned Development Zoning (file no. PDC02-004) on the site for the same applicant that allow the use of the subject site and the adjacent residential property to the west as a 72-room hotel. The Planned Development Zoning has yet to be effectuated with a Planned Development Permit, and the applicant has since decided to pursue the subject commercial proposal on the corner parcel only.

The site is currently developed with a single-story restaurant. Surrounding land uses include an office building to the south, an office to the north across W. Hedding St., a gasoline service station across Coleman Ave. to the east, and a duplex to the west. Interstate 880 and the San Jose International Airport are approximately a half mile to the north of the site. A requirement of the Rezoning will be compliance with federal airspace obstruction standards and dedication of an avigation easement to the City prior to the issuance of Building Permits. A VTA bus stop is located adjacent to the site on Coleman Ave.

Project Description

The proposed project is a single-story commercial structure containing approximately 5,200 square feet and fronting approximately 110 feet along Hedding St. and approximately 50 feet along Colemen Ave. Parking would be located on the southerly half of the site.

The proposed project would allow all uses permitted by right in the CP Commercial Pedestrian Zoning District. Special and Conditional uses in the CP Commercial Pedestrian Zoning District

would be allowed only upon approval of a Planned Development Permit, subject to the discretion of the Director of Planning, Building, and Code Enforcement. While the applicant has indicated that no specific tenants have been secured for the location, the plan anticipates 4 separate tenant spaces within the new structure. Entrances to the tenant spaces would be located off of the onsite parking to the south, with the exception of the most easterly tenant space. This division would have entries from the south parking area, from the east facing Coleman Ave., and from the north, facing the corner of Coleman Ave. and Hedding St. Twenty-five parking spaces are provided on-site to serve the commercial uses. Ten feet of land dedication is required along the northern property boundary to facilitate future improvements to Hedding St.

The applicant is proposing a flat roof structure with a maximum height of 28 feet at the northeast corner tower. The remainder of the structure would rise to a height of 23 feet. The applicant proposes to highlight the stucco finish structure with metal and fabric awnings and with slate and porcelain accent tiles.

GENERAL PLAN CONFORMANCE

The subject site is designated General Commercial on the San Jose 2020 General Plan Land Use/Transportation Diagram. General Commercial "is a non-specialized commercial designation intended to permit miscellaneous commercial uses. It includes both strip commercial areas along major thoroughfares as well as freestanding commercial establishments. Business and professional offices are allowed within this category as well." The proposed project conforms to the General Plan in that it would allow approximately 5,200 square feet of commercial uses along two major thoroughfares.

ENVIRONMENTAL REVIEW

An Initial Study was prepared for the proposed project by Planning Staff. The environmental impacts of this project were addressed with a Mitigated Negative Declaration that was adopted on October 27, 2004. No technical reports were required to support the findings made in the Initial Study, and standard mitigation measures were incorporated into the Mitigated Negative Declaration so that the project will not have an unacceptable environmental impact. The following summarizes the key points of the Initial Study and/or Mitigated Negative Declaration.

Air Quality

Various mitigation measures will be incorporated into the project related to construction and associated activities to reduce the amount of dust and airborne pollutants created by construction.

Hazardous Materials

Development of the proposed project will require the demolition of an existing restaurant building on the site, which may contain asbestos containing building materials and/or lead-based paint. Mitigation measures have been incorporated into the project to ensure that any

contamination would be removed, monitored or destroyed in a manner that would not result in any significant environmental impacts.

Hydrology and Water Quality

The project shall include Best Management Practices (such as controlling sediments, minimizing impervious surfaces, using disconnected downspouts, and regular maintenance and sweeping of parking lots and driveways) to reduce contamination in storm water runoff both during construction and as permanent features of the project.

Noise

Noise concerns included noise impacts on adjacent properties from the construction, and noise impacts to the subject property due to vehicular traffic and airplanes. The site falls within the airport's 65 CNEL noise contour, and existing ambient exterior noise levels from Hedding St. and Coleman Ave. are approximately 65 to 69 dB. Standard construction mitigation measures will limit construction hours, construction staging locations, and construction equipment. Tenant spaces are required to have forced air HVAC systems to allow the windows to remain closed in order to reduce the interior noise level to 45 DNL or less.

ANALYSIS

The primary project issues analyzed for this proposal include parking and conformance with the Commercial Design Guidelines.

Parking

No specific tenants have been identified for the proposed commercial space, so Staff based the parking analysis on the Zoning Code requirements for retail sales of goods and merchandise and personal services establishments. For both uses, Table 20-190 of the Municipal Code specifies a parking ratio of one parking space per 200 net square feet of space. The proposed structure is 5,200 gross square feet. The Zoning Code defines net square footage as 85% of the gross square footage. Therefore, the minimum parking calculation is based on 4,420 net square feet. Using this figure, 23 parking spaces are required (5,200 x 85% = 4,420 / 200 = 22.1, which is rounded up to 23 spaces). The project provides 25 parking spaces on-site, exceeding the minimum number of spaces by two. Should any use that has a parking requirement different from 1/200 net square feet seek to occupy the site, a parking analysis would need to be done to ensure that at any given time, the required parking for all uses on the site can be met. A parking analysis would be done at the PD Permit stage, and for uses that would not require a subsequent PD Permit, the parking analysis would be done at the Building Permit stage.

Conformance with the Commercial Design Guidelines

The Commercial Design Guidelines state that "one-story commercial buildings may be placed at the setback applicable to the adjacent residential development." In conformance with this

Page 5

guideline, the proposed commercial structure would have a five-foot setback from the west property line, matching that of the R-2 Residential Zoning district to the west. Staff feels that this minimal setback is particularly appropriate since the General Plan designation of the property to the west is Light Industrial and is not anticipated to remain as a residential use in the long term.

At the corner of Hedding and Coleman, the proposed structure would not square off as a rectangle. Instead, the proposed building would step back to provide visibility for vehicles turning right from W. Hedding St. to Coleman Ave.

The Commercial Design Guidelines specify a 25-foot setback for parking from a major thoroughfare. The main function of this setback is to allow for vehicle stacking so that vehicles entering the site do not block the public right-of-way where they could interfere with traffic on the roadway. In conformance with the Commercial Design Guidelines, the northerly parking row has a proposed setback of 25 feet. The southerly parking row has a 19-foot 6-inch setback proposed. Vehicles entering the site could potentially delay traffic in the roadway, as opposed to those leaving the site. Therefore, Staff required the 25-foot setback to be provided at the northerly parking row. The setback for the southerly parking row is slightly less than what the Commercial Design Guidelines require. However, Staff feels that this situation is acceptable given that the full 25-foot setback is provided on the north side, and that sufficient distance is provided between the property line and the nearest parking space to accommodate one full car length, to allow exiting without blocking vehicular circulation. A secondary reason for the 25foot setback is to soften the visibility of the parking lot from the main thoroughfare. Landscaping is proposed between the roadway and both parking rows. Staff will ensure that the visibility of the parking is minimized by tasteful landscaping at the Planned Development Permit stage.

For the commercial interface to the south, the Commercial Design Guidelines call for a five-foot setback for parking, and a five-foot setback is proposed. The Commercial Design Guidelines call for a 15-foot setback for parking at a residential interface. However, given that the General Plan designation of the property to the west is Light Industrial and the residential use is not anticipated as a long-term use, Staff feels that the five-foot parking setback on the west side of the site is adequate. A masonry wall and perimeter landscaping will be required adjacent to the existing residential use at the PD Permit stage.

The same logic is applied to the location of the proposed trash enclosure. Because the residential use to the west is not intended as a long-term use, Staff feels that the location of the trash enclosure is adequate. Given the site design, the only other feasible location for the trash enclosure would be centralized on the southern row of parking. At this location, however, the parking row would be divided and vehicles leaving the westerly parking spaces on the southern row would have obstructed vision. In addition, the Police Department recommends positioning the trash enclosure away from buildings to avoid hiding places for criminals. Staff will ensure the trash enclosure is covered to minimize odors and stormwater contamination at the PD Permit stage.

The proposed structure itself is compatible with the scale of the surrounding buildings, and the variation in wall planes coupled with the proposed materials and accent features will provide an attractive new building that will add interest to the project site.

COMMUNITY OUTREACH

The applicant presented their proposal to the Guadalupe River Park and Gardens Community Group on Thursday, October 14th, 2004. The major concern of this neighborhood association was the tree selection. This detail will be worked out at the Planned Development Permit stage, and Staff will take community concerns into consideration when recommending species on the private property. The tree species in the public right-of-way will be determined by the City Arborist. The applicant also hosted a community meeting at City Hall to discuss the project on the evening of Monday, October 18th, 2004. No residents within the 500-foot noticing radius attended the meeting.

A public hearing notice for the project was published in the San Jose Mercury News newspaper and mailed to all property owners and tenants within 500 feet of the subject site. Staff has been available to discuss the proposal with members of the public. Additionally, prior to the public hearing, an electronic version of the staff report has been made available online, accessible from the Planning Commission agenda, on the Planning Divisions' website.

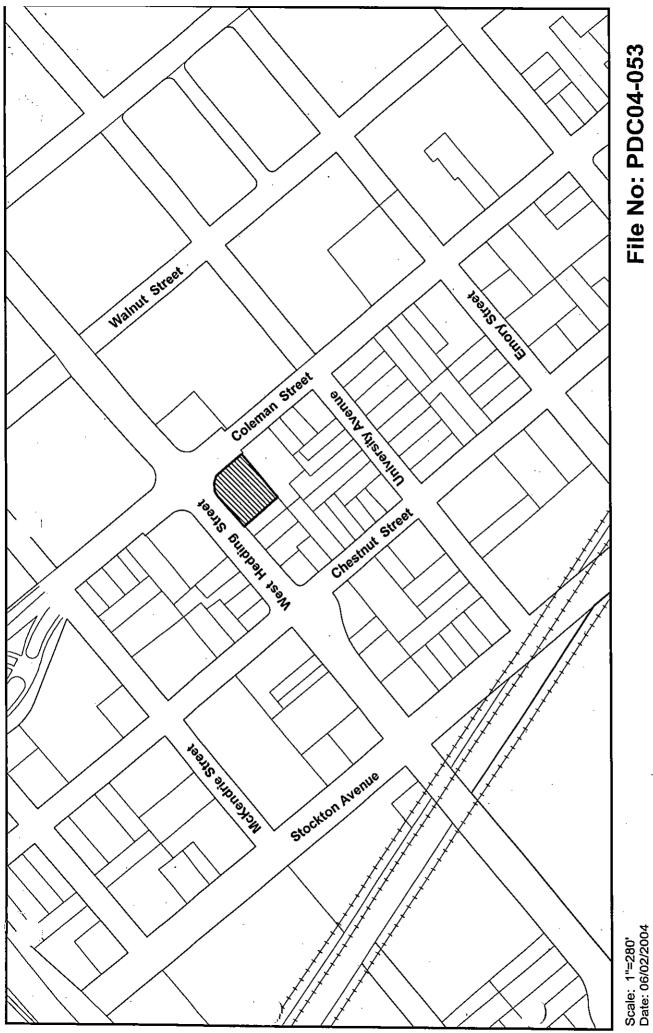
RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation to the City Council to approve the proposed Planned Development Rezoning for the following reasons:

- 1. The proposed rezoning conforms to the subject site's General Plan Land Use Diagram Designation of General Commercial.
- 2. The project conforms to the City's Commercial Design Guidelines.
- 3. The proposed project meets Zoning Ordinance standards for required parking for retail and/or personal services uses.

Attachments

FLB / /207-02



File No: PDC04-053

District: 3

Quad No:66



Department of Planning, Building and Code Enforcement

DRAFT MITIGATED NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

NAME OF PROJECT: Coleman Crossings by Pinn Brothers

PROJECT FILE NUMBER: PDC04-053

PROJECT DESCRIPTION: Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District and subsequent permits to allow up to 5,500 square feet for commercial uses and demolition of the existing structure on a 0.46 gross acre site

PROJECT LOCATION & ASSESSORS PARCEL NO.: Southwest corner of Hedding St. and Coleman Ave. (879 Coleman Ave.); 259-01-078

COUNCIL DISTRICT: 3

NAME OF APPLICANT: Pinn Brothers Construction

MAILING ADDRESS AND PHONE NO. OF APPLICANT CONTACT PERSON: 1475 Saratoga Ave., Suite 250, San Jose, CA 95129

FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

- 1. The following construction practices shall be implemented during all phases of construction for the proposed project.
 - a) Water all active construction areas at least twice daily or as often as needed to control dust emissions.
 - b) Cover all trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.

- c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- d) Sweep daily or as often as needed with water sweepers all paved access roads, parking areas and staging areas at construction sites to control dust.
- e) Sweep public streets daily, or as often as needed, with water sweepers, to keep streets free of visible soil material.
- f) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- g) Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) sufficient to prevent visible airborne dust.
- h) Limit traffic speeds on unpaved roads to 15 mph.
- i) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j) Replant vegetation in disturbed areas as quickly as possible.
- 2. The Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.
- 3. The project shall comply with the City of San Jose's Grading Ordinance, including erosion and dust control during site preparation, and with the City of San Jose Zoning Ordinance requirement for keeping adjacent streets free of dirt and mud during construction.
- 4. The project shall include Best Management Practices (BMP) for reducing contamination in storm water runoff both during construction and as permanent features of the project. These features would include, for example, minimizing the amount of land disturbance and impervious surface, regular maintenance and sweeping of parking lots and driveways, installation of inlet filters / biofilters or similar controls in storm water catch basins, and stenciling on-site catch basins to discourage illegal dumping.
- 5. Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit.
- 6. The contractor shall use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.
- 7. Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.
- 8. Weekend construction hours, including staging of vehicles, equipment and construction materials, shall be limited to Saturdays between the hours of 9 a.m. to 5 p.m. Permitted work activities shall be conducted exclusively within the interior of enclosed building structures provided that such activities are inaudible to existing adjacent residential uses. Exterior generators, water pumps, compressors and idling trucks are not permitted. The developer shall be responsible for educating

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all contractors and subcontractors of said construction restrictions. Rules and regulation pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of a developer appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site. The Director of Planning, at his discretion, may rescind provisions to allow extended hours of construction activities on weekends upon written notice to the developer.

9. All tenant spaces shall have forced air HVAC systems to allow the windows to remain closed in order to reduce the interior noise level to 45 DNL or less.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on October 27, 2004, any person may:

- (1) Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or
- (2) Submit written comments regarding the information, analysis, and mitigation measures in the Draft MND. Before the MND is adopted. Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND; or
- (3) File a formal written protest of the determination that the project would not have a significant effect on the environment. This formal protest must be filed in the Department of Planning, Building and Code Enforcement, 801 North First Street, San Jose, Room 400 and include a \$100 filing fee. The written protest should make a "fair argument" based on substantial evidence that the project will have one or more significant effects on the environment. If a valid written protest is filed with the Director of Planning, Building & Code Enforcement within the noticed public review period, the Director may (1) adopt the Mitigated Negative Declaration and set a noticed public hearing on the protest before the Planning Commission, (2) require the project applicant to prepare an environmental impact report and refund the filing fee to the protestant, or (3) require the Draft MND to be revised and undergo additional noticed public review, and refund the filing fee to the protestant.

Stephen M. Haase, AICP Director, Planning, Building and Code Enforcement

Circulated on: Oct 4, 2004

Adopted on: Oct 27, 7



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Memorandum

TO: Lee Butler

Planning and Building

FROM: Michael Liw

Public Works

SUBJECT: FINAL RESPONSE TO

DEVELOPMENT APPLICATION

DATE: 11/03/04

PLANNING NO .:

PDC04-053

DESCRIPTION:

Planned Development Rezoning from A(PD) Planned Development

Zoning District to A(PD) Planned Development Zoning District to allow up to 5,500 square feet for commercial uses on a 0.46 gross acre site

LOCATION:

southwest corner of West Hedding Street and Coleman Street

P.W. NUMBER:

3-01627

Public Works received the subject project on 10/28/04 and submits the following comments and requirements.

Project Conditions:

Public Works Clearance for Building Permit(s): Prior to the issuance of Building permits, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. Construction Agreement: The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.

2. Grading/Geology:

a) Submit a conceptual Grading and Drainage Plan at the PD permit stage.

- b) A grading permit is required prior to the issuance of a Public Works Clearance.

 The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
- c) The Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC"

Planning and Building November 3, 2004 Subject: PDC04-053 Page 2 of 3

report). A recommended depth of 50 feet should be explored and evaluated in the investigation.

- 3. **Storm**: At the PD permit stage, the Conceptual Grading and Drainage Plan should include the following:
 - a) Indicate the overland release path in arrows.
 - b) The release path must be paved.
 - c) On-site ponding must be less than one foot.
 - d) Finished floor elevations must be one foot higher than overland release elevation.
- 4. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

5. Undergrounding:

- a) The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Coleman Avenue and Hedding Street prior to issuance of a Public Works clearance. One Hundred percent of the base fee in place at the time of payment will be due. (Currently, the base fee is \$224 per linear foot of frontage.)
- b) The Director of Public Works may, at her discretion, allow the developer to perform the actual undergrounding of all off-site utility facilities fronting the project. Developer shall submit copies of executed utility agreements to Public Works prior to the issuance of a Public Works Clearance.

6. Street Improvements:

- a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
- b) Remove and replace curb, gutter, and sidewalk along project frontage.
- c) Closed unused driveway cut(s) along Hedding Street.
- d) Proposed driveway width along Coleman Avenue shall be 26' minimum.
- e) Install handicap ramp at the southwest corner of Coleman Avenue and Hedding Street.
- f) Dedication and improvement of the public streets shall be to the satisfaction of the Director of Public Works.
- g) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
- 7. **Transportation**: When considering the existing building on the site, the net new trips generated by this proposal are less than the existing trips generated from the site. We conclude that the subject project will be in conformance with the City of San Jose Transportation Level of Service Policy (Council Policy 5-3) and a determination for a negative declaration can be made with respect to traffic impacts.
- 8. Complexity Surcharge (In-Fill): This project has been identified as an in-fill project.

Planning and Building November 3, 2004 Subject: PDC04-053 Page 3 of 3

> Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.

9. Electrical:

- Installation or relocation of electroliers along project frontage may be required. a)
- Locate and protect existing electrical conduit in driveway and/or sidewalk b) construction.
- Provide clearance for electrical equipment from driveways, and relocate driveway c) or electrolier. The minimum clearance from driveways is 10' in commercial areas.
- Painting and renumbering of existing electroliers along project frontage may be d) required.

10. Landscape:

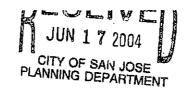
- Install street trees within the public right-of-way along the entire street frontage a) per City standards.
- The locations of the street trees will be determined at the street improvement b) stage. Street trees shown on this permit are conceptual only.
- c) Contact the City Arborist at (408) 277-2756 for the designated street tree.
- 11. Median Island: Applicant will be required to contribute toward the construction of a landscaped median island across the project frontage on Coleman Avenue and Hedding Street. Contribution will equal one-half the cost of future island construction as determined by the Director of Public Works.
- 12. Referrals: This project should be referred to the California Department of Transportation (CalTrans) and the Valley Transportation Authority (VTA).

Please contact the Project Engineer, Mirabel Aguilar, at (408) 277-5161 if you have any questions.

or Michael Lin

Transportation and Development Services Division

ML:ma 6000 29777936087.DOC





Memorandum

TO: Lee Butler

Planning and Building

FROM: Nadia Naum-Stoian,

Fire Prevention Engineer San Jose Fire Department

SUBJECT: INITIAL RESPONSE TO

DEVELOPMENT APPLICATION

DATE: 06/17/04

Approved

Date

PLANNING NO.:

PDC04-053

DESCRIPTION:

Planned Development Rezoning from A(PD) Planned Development

Zoning District to A(PD) Planned Development Zoning District to allow

up to 5,008 square feet for commercial uses on a 0.46 gross acre site

LOCATION:

southwest corner of West Hedding Street and Coleman Street

ADDRESS:

southwest corner of West Hedding Street and Coleman Street (879

COLEMAN AV)

FOLDER #:

04 115034 ZN

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

• These comments are based on the following information:

Largest building:

5,008 sq. ft.

Construction Type:

VN

Occupancy Group:

В

Number of stories:

1

- Site fire flow requirement: 2000 G.P.M.
- Average hydrant(s) spacing: 450 feet Subject to Fire Department approval
- Comply with comments from the Building/Fire Departments at the plan review stage.
- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.

 Fire Department comments to Planning Department File No. PDC04-053apply to this project.

• THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:

- 1. The needed fire flow noted above shall be provided from a minimum of 2 hydrants and shall be spaced apart on average 450 feet from the proposed project. Fire flow may be reduced upon construction of a four-hour wall, without openings, as per the adopted fire code. Construction of the area separation wall(s) is subject to review by the Fire Department.
- 2. Approved access road(s) and hydrant(s) shall be provided once wood framing is available at site or provide an alternate means of water suppression subject to the approval of the Fire Department. Obtain permit and pay applicable fees prior to the installation. Contact the San Jose Fire Department's Fire Protection Systems Section at (408) 277-8756.
- 3. All Fire Department access roads, water mains, and fire hydrants shall be installed and operational during construction in accordance with Article 87 of the Fire Code and all other applicable standards.
- When submitting construction plans to the Building Department, they shall include Planning's Development Permit File Number printed on the construction plans.
- Provide two sets of reduced plans to the Fire Department once the above application has been approved by the Planning Department.

• THE FOLLOWING GENERAL REQUIREMENTS ARE APPLICABLE TO THE SUBJECT APPLICATION:

- A. Roads and/or driveways shall have a minimum clear width of 20 feet. Uniform Fire Code, Section 902.2.2.
- B. Minimum turning radius shall be 30 feet inside and 50 feet outside.
- G. Fire lanes shall be suitably marked with standard signs, painted curbs, and/or other markers as approved or authorized for use by the Chief. Fire lane markings shall be indicated on plans submitted through the building permit process for review and approval by the Fire Department.

Planning and Building 06/17/04 Subject: PDC04-053 Page 3

- Each locked gate on site shall have an approved device with unlocking capability. Contact the Fire Department's Bureau of Fire Prevention at (408) 277-4656 for approved devices. Provide a manual means of opening gate if there is a power failure.
- Public (off-site) and private (on-site) fire hydrants shall be provided. All hydrants must meet the specifications for the City of San Jose's Fire Department. For hydrant locations please contact the San Jose Fire Department's Fire Protection Engineering Division at (408) 277-5357.
- All existing and new fire hydrants shall be at least 10 feet from all driveways.
- All structures shall be located wholly within 450 feet (road distance) of an accessible standard street hydrant.
- All dead-end streets or roads shall have a hydrant within 175 feet from the most remote end of the rear lot as per the Uniform Fire Code.
- Street numbers shall be visible day and night from the nearest street, either by means of illumination or by the use of reflective materials.

IF APPLICABLE:

• The Hazardous Materials process can be lengthy and complex. The applicant should contact the Hazardous Materials Division at (408) 277-4659 as soon as possible to initiate the process.

Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, the applicable sections of the San Jose Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval.

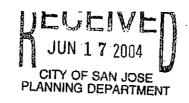
We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.

BY: Nadia Naum-Stoian, FPE Bureau of Fire Prevention San Jose Fire Department

Fire Site Memo to Planning Application





Memorandum

ENVIRONMENTAL SERVICES DEPARTMENT (ESD)

TO:

Lee Butler

FROM:

Geoff Blair

Department of Planning,

Building, & Code Enforcement

Environmental Services Department

SUBJECT:

Response to Development

DATE:

Staff Review Agenda

Application

June 17, 2004

APPROVED:

Phoin Devil.

DATE:

6-17-04

PLANNING NO.:	PDC04-053
LOCATION:	879 Coleman Avenue. Southwest corner of West Hedding Street and Coleman Street.
DESCRIPTION: Planned Development Rezoning from A(PD) Planned Develop District to A(PD) Planned Development Zoning District to allow square feet for commercial uses on a 0.46 gross acre site.	
APN:	25901078

ESD received the subject project and is submitting the following conditions and comments. Questions regarding these comments may be directed to the program contact given or to me at (408) 945-5332.

Source Control

Commercial

We recommend defining the activities planned for the facility.

The proposed development must conform to the City of San Jose (City) industrial waste discharge regulations¹. Any non-domestic wastewater discharge into the sanitary sewer system will require Source Control staff to review and approve the final plans. An Industrial Wastewater Discharge Permit may also be required. Implementation of Best Management Practices (BMPs) adopted by the City for specific commercial groups may also be required.

The inclusion of any of the following commercial uses requires Source Control staff to review and approve the final plans:

- Restaurant
- Photoprocessor.
- Medical Clinic

- Dry Cleaner
- Analytical Lab
- x-ray Clinic

- Laundry
- Dentist
- Pathological Lab

Contact Source Control staff at (408) 945-3000, if you have questions.

¹ In accordance with the San Jose Municipal Code, Chapter 15.14 - Industrial Waste Discharge Regulations



Memorandum

TO: Lee Butler

Planning Department

SUBJECT: PDC04-053

FROM: Cary Greene

Airport Department

DATE: June 10, 2004

Thank you for referring to the Airport Department the proposed Planned Development Rezoning at the southwest corner of Coleman Avenue/Hedding Street (APN 259-01-078) The project is located within the noise impact and height restriction areas of San Jose International Airport as well as within the ALUC referral area.

Therefore, pursuant to General Plan and ALUC policy, conditions of rezoning approval should require compliance with federal airspace obstruction standards and dedication of an Avigation Easement to the City prior to issuance of building permits.

If the project is approved, the applicant can be directed to contact my office at 501-7702 for information on height restrictions or to initiate the easement dedication process.

Cary Greene
Airport Planner

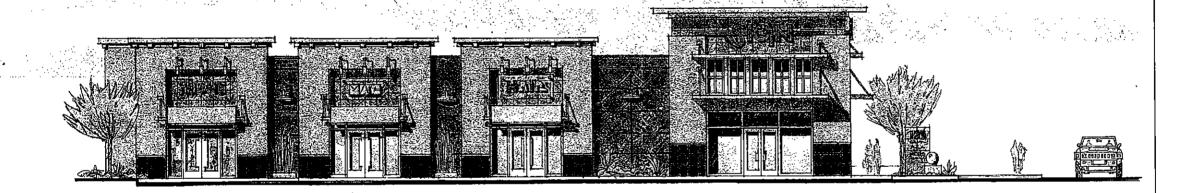
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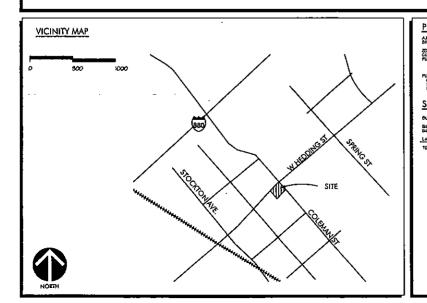
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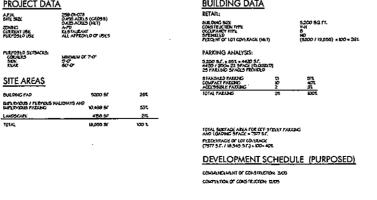
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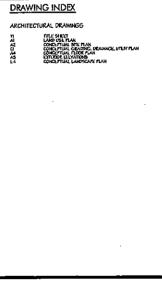
SAN JOSE, CALIFORNIA









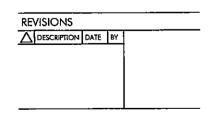


2671 Crow Canyon Rd. Son Ramon, CA 94583 925.837.8786

> COLEMAN CROSSINGS

PINN BROS.

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'



TITLE SHEET

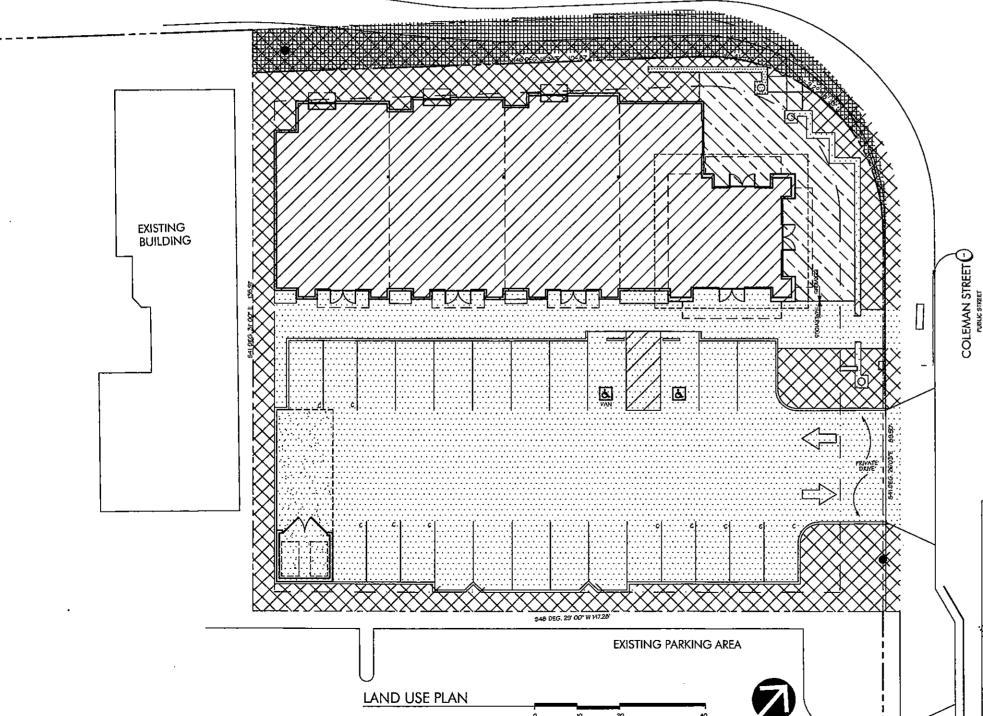
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MITIGATION MEASURES

- 1 THE L'OLLOMING CONSTRUCTION PRACTICES SHALL BE IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION FOR THE PROPOSED PROJECT
- A) WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY OR AS OFTEN AS MEEDED TO CONTROL DUST EMISSIONS.
- C) PAYE, APPLY WATER THREE TIMES D'AILY, OR APPLY (NON-TOXIC) SOIL STABILIZZES ON ALL UNPAYED ACCESS ROADS, PARRING AREAS AND STAGING AREAS AT CONSTRUCTION STIES.
- SWEEP PUBLIC STREETS DAILY, OR AS DITTEN AS NEEDED, WITH WATER SWEEPERS, TO KEEP STREETS TREE OF VISIBLE SOIL MATERIAL
- I') HYDROSEED OR APPLY (NON-1000) SOIL STABILIZERS TO NACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE).
- G) ENCLOSE, COYER, WATER TMCE DAILY OR APPLY NON-TOXIC SOIL BINDERS TO EXPOSED STOCKPILES (CRIET, SAND, ETC.) SUPTICIENT TO PREVENT VISIBLE ARREADING DUST.
- H) LIMIT TRAITIC SPEEDS ON UNPAYED ROADS TO 15 MPH
- INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES 10 PREVENT SILT RUNDIT! TO PUBLIC ROADWAYS.
- J) REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE

- 2. THE PROJECT SITE IS WITHIN THE STATE OF CALIFORMIA SESSING HAZARD ZONE. A SOIL INVESTIGATION REPORT ADDRESSING THE POTENTIAL HAZARD OF LIQUETICATION MUST DE SUBJECTION TO REVIEWED AND APPROVED BY THE CITY COLOGISTS PRIOR TO ISSUANCE OF A GRADNIC PERMET OR PUBLIC WORKS GLARANCE. THE INVESTIGATION SHOULD BE CONSISTENT WITH THE GUIDELINES PUBLISHED BY THE STATE OF CALIFORMIA (COMIG SPECIAL PUBLICATION IT) AND THE SOUTHERN CALIFORMIA PROPERTY OF SECTION, A RECOMMENDED DEPTH OF SO TEET SHOULD BE BYFLORED AND EVALUATED IN THE
- THE PROJECT SHALL COMPLY WITH THE CITY OF SAN JOSES GRADING GROINVINCE, INCLIDANG EROSION AND DUST CONTROL DURING SHE PERPARATION, AND WITH THE CITY OF SAN JOSE ZONING GROPNINGS REQUIREMENT FOR KEEPING ADJACENT STREETS TIZEE OF DIKT AND MIJD DURING CONSTRUCTION.
- 4. THE PROJECT SHALL INCLUDE BEST MANAGEMENT PRACTICES (EMP) FOR THE PROJECT SHALL INCLIDE BEST MANAGEMENT PRACTICES (EMP) FOR REPUCHES CONTAMINATION IN STOKIN WATER KINDO'T EON DURING CONSTRUCTION AND AS PERMANENT TEATURES OF THE PROJECT. THESE TEATURES MOUTH OF THE PROJECT CONTAINED AND STREET OF THE PROJECT CONTAINED AND STREET, AND STENCERS OR SINEAR CONTROLS IN STOCK WATER CATCH BASINES, AND STENCERS ON SITE CATCH BASINES TO DISCOURAGE ILLEGAL DUMPNIS.
- 6. THE CONTRACTOR SHALL USE YIEW TECHNOLOGY POWER CONSTRUCTION EQUIVARY MAY BE SHELDING AND MITTURG DEVICES. ALL INTERNAL COMBISTION EXPORTED USED ON THE PROJECT STE SHALL BE EQUIPTED WITH ADEQUATE MUTTURES AND SHALL BE IN GOOD MECHANICAL CONDITION TO IMMAZE MOISE CREATED BY FAULTY OR POOR MAINTAINED BIORIES OR DIFFE COMPROSENTS.
- STAGING AREAS SHALL BE LOCATED A MINIMUM OF 200 FEET FROM NOISE SENSITIVE RECEPTORS, SUCH AS RESIDENTIAL USES.
- WEEREND CONSTRUCTION HOURS, INCLIDING STAGING OF VEHICLES. EQUIPMENT AND CONSTRUCTION NATERIALS, SHALL BE LIMITED TO SATURDAYS BETWEEN THE HOURS OF 9 A.M. TO 5 P.M. PERMITTED WORK ACTIVITIES SHALL BE CONDUCTED COLLUSING! WHITHIN THE WITEROOK OF ENGLOSED DURDING STRUCTURES PROVIDED THAT SUICH ACTIVITIES ARE INVIDIBLE TO DESTIME ADJACENT RESIDENTAL USES. EXTENDED INAUDIZE TO ENSINE A DUACHT RESIDENTAL 1958. ENTEROR GENERATORS, WATER PLUMS CONTRESSORS AND PLUMS TRUCKS ARE NOT PERSONAL SATE NOT SATE N
- . ALL TENANT SPACES SHALL HAVE FORCED AIR HVAC SYSTEMS TO ALLOW THE WINDOWS TO REMAIN CLOSED IN ORDER TO REDUCE THE INTERIOR NOISE LEVEL 10 45 ONL OR LESS.

HEDDING STREET



GENERAL NOTES

GENERAL DEVELOPMENT PLAN NOTES

- PERMITTED USES: ALL USES PERMITTED IN CP ZONE AND SUBJECT TO AVAILBLE PARKING
- MAXIMUM BUILDING HEIGHT: 35°-0"
- MINIMUM BUILDING SET BACKS

SITE PERIMETER ACTUAL PERIMETER

PAYED PARKING SETBACKS

EAST 19'-6' WEST 5'-0' SOUTH 9'-0'

ALLOWARDS PROJECTION DISTANCE = 7 - 67

MAXIMUM PROJECTION DISTANCE INTO SETBACK AREA FOR PURPOSED AWAING PROJECTION = 2-07

- MINIMUM LANDSCAPE SETBACKS; BETWEEN PARKING AND THE PROPERTY LINE 5-0" BETWEEN BUILDING AND PROPERTY LINE 5-0"
- PARKING RATIO REQUIREMENTS: RETAIL: 1/200 SQLIT, OF I'LOOK BASED ON 85% OF GROSS AREA MINDADM 23 SPACES TOTAL REQUIRED
- PARKING PER TABLE 20-190 OF THE SAN JOSE MUNICIPAL CODE GENERAL NOTES
- WATER POLIUTION CONTROL FLANT NOTICE:
 PIXENIANT TO PART 275 OF CHAPTER 5512 OF THE 6AN JOSE MUNCIPAL
 COPE NO YESTER RIGHT RIGHTS TO A BUILDING PERMIT SHALL ACCIUM
 AS THE RESULT OF THE GRANING OF ANY LAND DEPELOPMENT
 APPECALS AND APPLICATIONS WHEN AND IF THE GITY MANAGER MAKES
 A DETERMINATION THAT THE GUINALITIES SERVICE TREATMENT DEMAND
 ON THE SHALL MOSE SANTA CLASS WATER PLANT WILL CAUPE THE TOTAL
 SEWAGE TREATMENT DEMAND TO MEET OR EXCELS THE CAPACITY OF THE
 SAUL JOSE SANTA CLASS WATER POLITION CONTROL TAINT TO TEAT
 SUCH SEWAGE APEQUATELY AND WITHIN THE DISCHARGE STANDARD
 HEYOSED ON THE CITY OF THE STATE OF CAUTI OTHER SETS OF THE CAPACITY OF THE
 CONTROL BOARD FOR THE SAN IFANDSCO BAY REGION. SUBSTANTINE
 CONTROL DESIGNED TO DEPERASE SANTAY SEWAGE ASSOCIATED
 WITH ANY LIND USE APPROVAL MAY BE INPOSED BY THE APPROVING
 AUTHORITY.
- PUBLIC OTT-SITE IMPROVEMENTS, INCLIDING TRONTAGE, TRAFFIC CAUSING, AND TRAFFIT SIGNAL PUBLIC OTT-SITE IMPROVEMENTS, INCLIDING TRONTAGE, TRAFFIC CAUSING, AND TRAFFIT SIGNAL PUBLIC OTT-SITE IMPROVEMENTS IMPROVEMENTS SHALL BE IMPROVEMENTS OF THE SANSFIGATION OF THE DIRECTOR OF PLANSING AND THE DIRECTOR OF PUBLIC WOORS, PROOF TO THE ISSUANCE OF DUILLING PERMIT(S). THE APPLICANT SHALL PROPERTY OF THE PUBLIC OF THE DIRECTOR OF THE PUBLIC OF THE SANSFIE AND CLEARANCE. SAND CLEARANCE SHAD CLEARANCE. WILL REQUIRE THE EXECUTION OF A CONSTRUCTION AGREEMENT THA GUARANTEES THE COMPLETION OF THE PUBLIC IMPROVEMENTS.
- MEDIAN ISLAND.

 APPLICATI WALL DE REQUIRED 10 CONTRIBUTE 10MAXD THE

 CONSTRUCTION OF A LANDECAPED MEDIAN ISLAND ACROSS THE PROJECT

 I ROWAGE ON COLEMAN AVENUE AND HEDDING STREET, CONTRIBUTION

 WILL ZOLE ONE HALF THE COST OF FUTURE ISLAND CONSTRUCTION AS

 DETERMINED BY THE DIRECTION OF PUBLIC WORKS.
- STREET TREES: THE PUBLIC RIGHT-OT-WAY SHALL BE PLANTED WITH STREET TREES AS DIRECTED BY THE CITY ARBOXIST.
- POST-CONSTRUCTION STOKEN WATER TREATMENT CONTROLS:
 THE CITY'S NATIONAL POLLUTANT DISCHARGE SYSTEM (NIPSES) PERMIT COMPLIANCE REQUIRES THIS PROJECT TO INCORPORATE POST-CONSTRUCTION MISSINGS FOR CONTROL THE DISCHARGE OF POLLUTANTS INTO THE STOKEN DEADINGS SYSTEM TO THE MADAQUE METERY PRACTICAL PLANNED DEVELOPMENT PERMIT PLANS FOR THIS PROJECT SHALL DESIGN DETAILS OF ALL POST CONSTRUCTION STOKEN WATER TREATMENT CONTROLS PROSPED FOR THE PROJECT TO THE SATISFACTION OF THE DIRECTOR OF PLANNING.
- PRIVATE INFRASTRUCTURE:
 THE PROJECT PRIVATE INFRASTRUCTURE IS TO MEET OR EXCEPT THE
 STANDARDS SET FORTH BY THE CITY OF SAN JOSE REQUIREMENTS FOR
 PUBLIC IMPROVEMENT.
- all uses permitted in this building shall comply with the periodmance standards set forth in the san jose municipal code section 220,600. There shall be no noise pollution greater than 35 ab at a residential property line. No greater

MARKENEGROUP

2671 Craw Carron Rd. 925 837 8286

COLEMAN CROSSINGS BY

PINN BROS.

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'

LEGEND

NEW COMMERCIAL BUILDING CONSTRUCTION 5200 SQ. I'T.



PARKING LOT, DRIVE, AND IMPERIVOUS WALKS 9,267,50, PT.

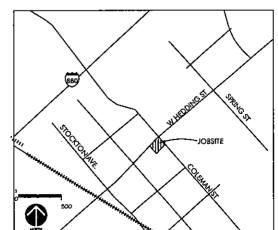


WALKWAYS (PERVIOUS) 1381 502 PT.

AREA TO BE DEDICATED TO CITY 1509 542 PT.

LAND USE PLAN KEYNOTES

EXISTING BUS STOP PROVIDE 22-0" STRIPED CURB

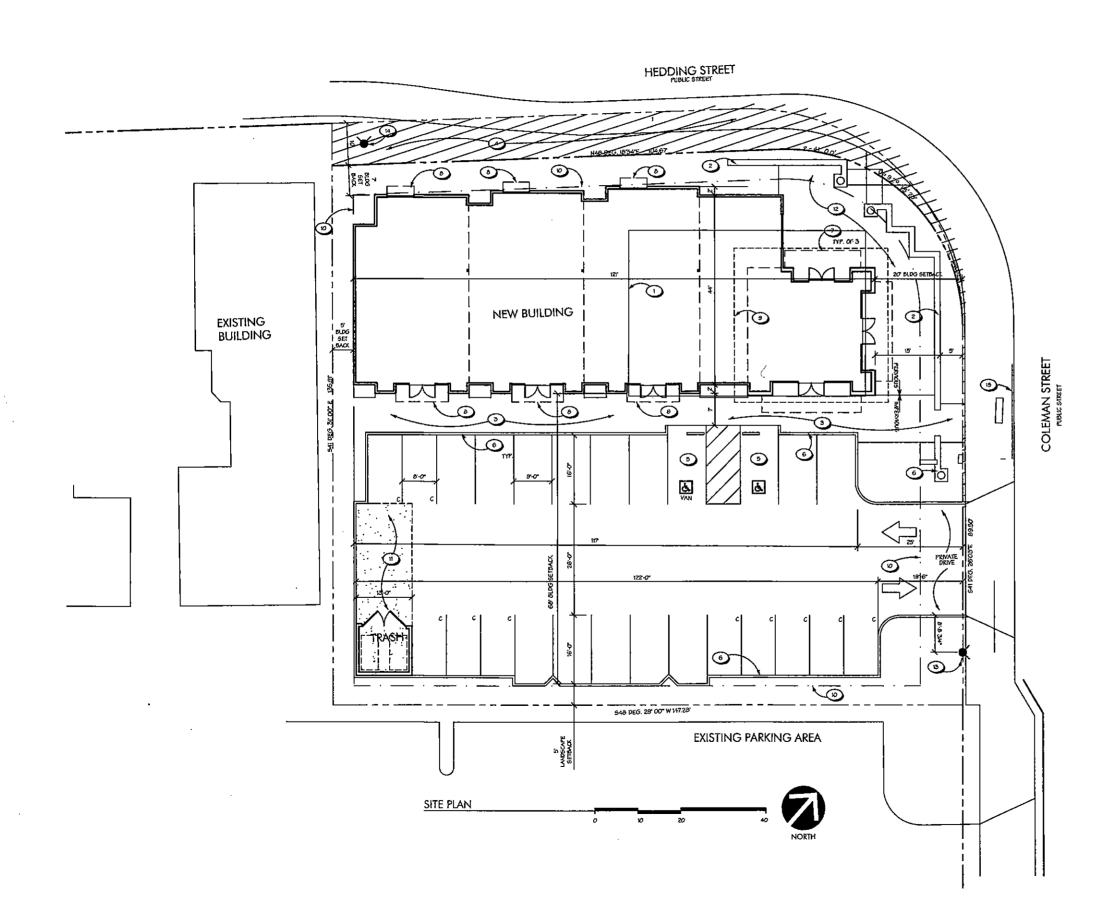


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LAND USE PLAN

JOB NO. 423.053 SHEET DRAWN WSF CHECK KDD DATE OF 10-22-04





2671 Craw Canyon Rd. San Ramon, CA 94583 925.837.8286 925.837.2543 Fax

COLEMAN CROSSINGS

BY PINN BROS.

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'

SITE PLAN NOTES

- "C INDICATES A COMPACT PARKING S
- THIS PROJECT IS A SHELL BUILDING. THE LEASE ABI SPACE IS INTENDED FOR ALL USES PERMITTED IN PD ZONE AND SUBJECT TO AVAILABLE PARKING

SITE PLAN SYMBOL LEGEND

AREA TO BE DEDICATED TO CITY

SITE PLAN KEYNOTES

- EXISTING BUILDING TO BE REMOVED
- 2 18W x 16" H SEAT WALL
- 3 SIDEWALK PAVERS IMPERYIOUS
- AREA TO BE PEDICATED TO THE CITY
- ADDESSIBILE PARKING SPACE
- 6 TYPICAL CURBS
- 5 STEEL AWARING ABOVE
- B I'ABRIC AWNING ABOVE
- 9 KOOT OVERHANG
- SETBACK LINE

 11 TRASH STRESS PAD
- 12 PERMOUS PAVERS
- 13 EXISTING LIKE HYDRANT
- 14 NEW L'IRE HYORANT
- (5) EXISTING BUS STOP, PROVIDE 22-0" STRIPED CURB

REVISIONS

DESCRIPTION DATE BY

CONCEPTUAL SITE PLAN

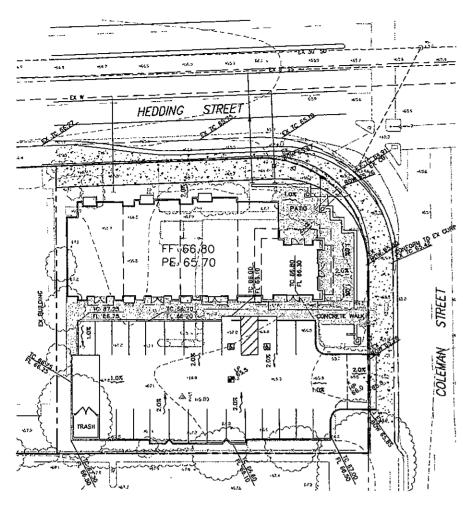
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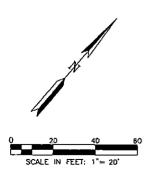
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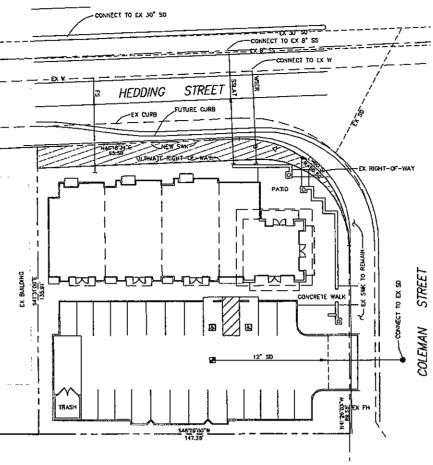
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CONCEPTUAL GRADING & DRAINAGE PLAN





CONCEPTUAL UTILITY PLAN

PROPOSED	DESCRIPTION PROPERTY LINE	EXISTING	
	EASEMENT LINE -		
		SD	
	5151 574	ss	
	Seattle Seattle		
	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	W	
	THE SERVICE	-X	
	CURB .		
	CURB & GUTTER		
	CONTOUR —	25	
	DIRECTION OF PIPE FLOW		
	DIRECTION OF SURFACE FLOW		
x328.00	SPOT ELEVATION	× 12.3	
22	FLAT GRATE INLET-CHRISTY U22 BOX AND GRATE (FGI)		
	STORN WATER INLET (CB)	С	
	STDRM DRAIN MANHOLE (SDWH)	20	
•	STORM DRAIN MANHOLE (SOMH)		
•	POST INDICATOR VALVE		
	FIRE HYDRANT	A	
	BLOM OLL	ī	
а	WATER METER	G	
	WATER VALVE	⋈	
	STREET LIGHT	- q	
	STREET MONUMENT	0	
	HANDICAP RAMP		
	PATIO/CONCRETE		
	AREA TO BE DEDICATED TO THE	ατγ	

ABBREVIATIONS

BW BACK OF WALK
CLEV CALVATIBASIN
EX EXISTING
FF FIRST FLOOR
FROM CROUDE
CRO TOP OF GRATE
SS SANTARY SEVER
SO STORM DRAIN
SSMH SANTARY SEVER MANHOLE
SOUH STORM DRAIN MANHOLE
TO TOP OF CURB
W WATER

DAHLIN GROUP

2671 Crow Corryon Rd. San Remon, CA 94583 925.837.8286 925.837.2543 Fax

COLEMAN CROSSINGS

BY PINN BROS.

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'



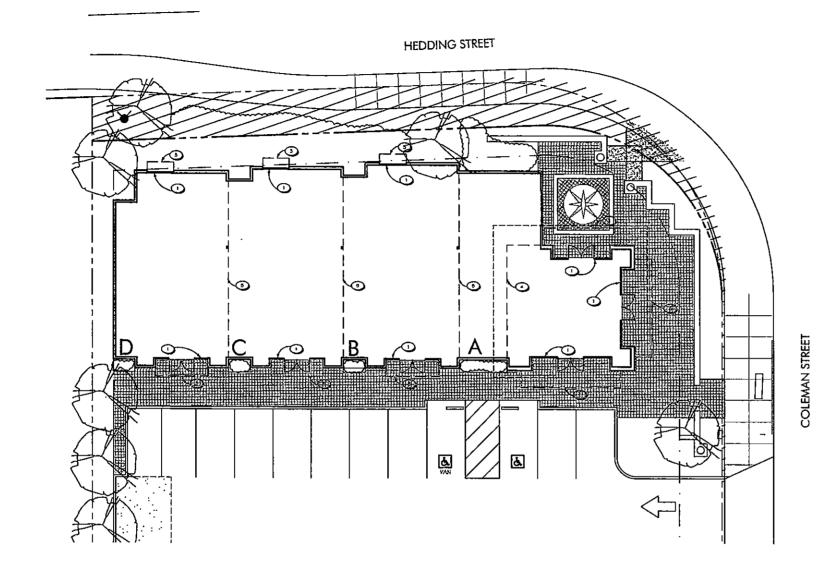
REVISIONS

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Conceptual Grading,

Conceptual Grading,
Drainage & Utility Plan

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FLOOR PLAN

DAREIN CROUP

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COLEMAN CROSSINGS

BY PINN BROS.

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'

FLOOR PLAN NOTES

FLOOR PLAN SYMBOLS

2 x 6 STUD WALL, U.O.N.

FLOOR PLAN KEYNOTES

ALUMINUM STORE! KONT WINDOW FRAME, GLAZING AND ENTERANCE SYSTEM.

(2) METAL AWAIING ADA

(3) ITABRIC AWMING ABOVE

LINE OF TOWER ABO

POSSIBLE LOCATION OF FUTURE TENANT DYNDING WALLS

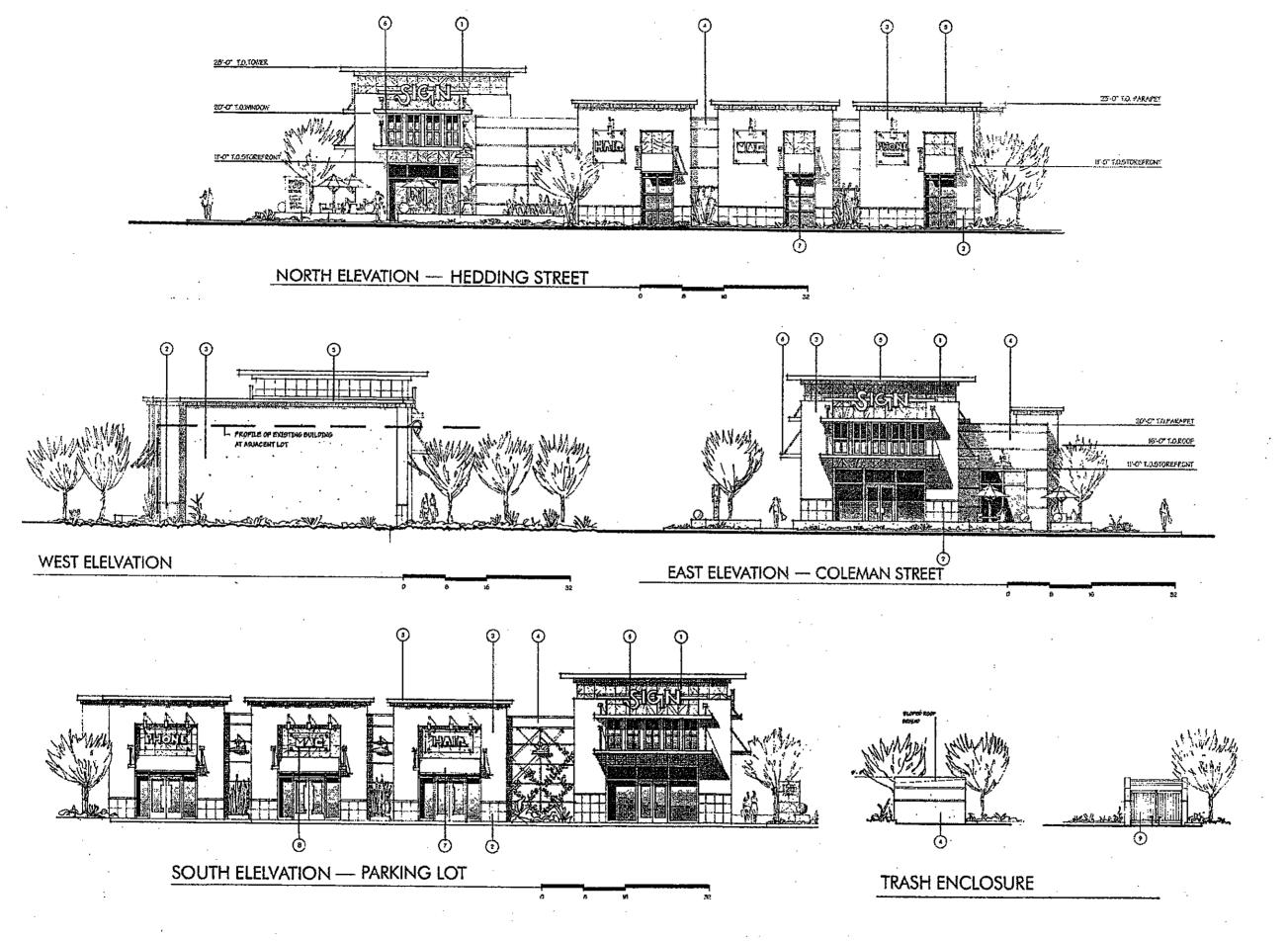
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DESCRIPTION DATE BY

CONCEPTUAL FLOOR PLAN



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2671 Craw Conyon Rd. San Romey, CA 94563 975 397,8264 975 387,8264 925,837,2543 Faz.

> COLEMAN CROSSINGS

BY PINN BROS.

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'

MATERIAL LIST

- SLATE THE WASHMERE
- 780CELANTILE
 PALTILE YELAN
 CONTROL TORN HET
- STUGGO PAKTED
 SEKJASCH MOCKS
 SEKJASCH MOCKS
 SEKNGASI C
- STUCCO PAINTED
- D TRIM PANNIED
- 237-40
- 20240
- GLASS PARE WITH PAS
- SIGN SIGN
- ERSTE RADEX SENTATE SECTION SECTIONS

REVISIONS

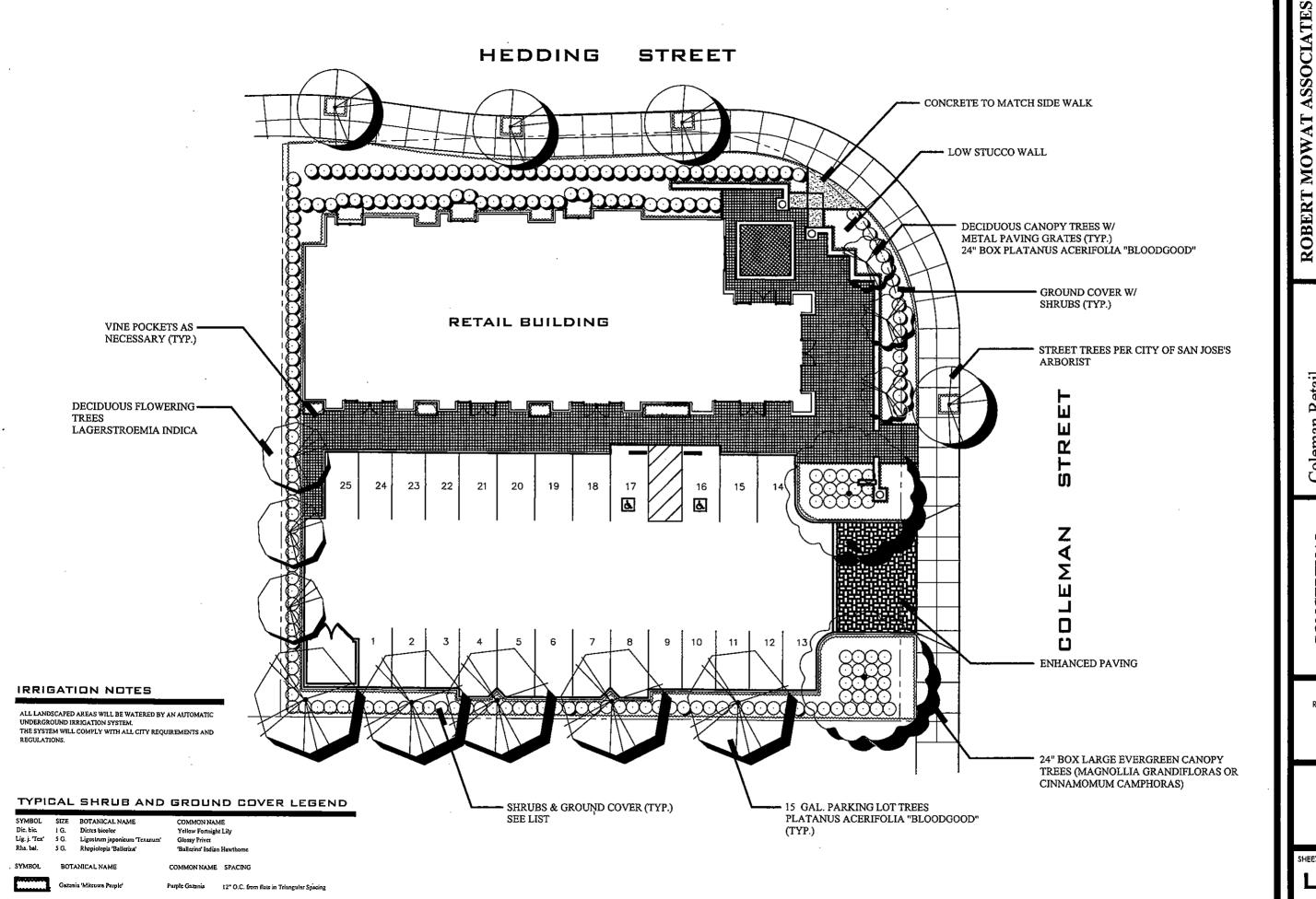
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EXTERIOR ELEVATIONS

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WAT ASSOCIATES
ARCHITECTURE + LAND PLANNING
reet Sulte 6 Son Francisco, California 9410

ROBERT M

Street

Coleman Retail Southwest Corner of Colman Street and Hedding Street San Jose, California

> CONCEPTUAL LANDSCAPE PLAN

DATE 10-11-04 REVISIONS 10-15-04

> SCALE 1"=10'-0"



L- 1